

St. Louis City Ordinance 62618

FLOOR SUBSTITUTE

BOARD BILL NO. [91] 123

INTRODUCED BY ALDERMAN DANIEL MCGUIRE

An ordinance pertaining to Forest Park; authorizing and directing the Mayor and the Comptroller to enter into and execute an Amendment to the Lease Agreement dated March 20, 1987 between the City of St. Louis and American Golf Corporation to amend Exhibit A of the Lease Agreement for the purpose of amending the legal description of the Leased Premises; providing the form of such Amendment.

N BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. The Mayor and the Comptroller are authorized and directed promptly on or after the effective date of Ordinance No. 62497 to enter into and execute, on behalf of the City of St. Louis, an amendment of the Lease Agreement dated March 20, 1987 approved by Ordinance No. 60284, between the City of St. Louis and the American Golf Corporation, for the purpose of amending Exhibit A of the Lease Agreement which contains the legal description of the Leased Premises.

SECTION TWO. The Amendment of Lease Agreement to be executed on behalf of the City shall be substantially in the following form:

AMENDMENT OF LEASE AGREEMENT

The Lease Agreement, dated March 20, 1987, by and between THE CITY OF ST. LOUIS, MISSOURI, a municipal Corporation (the "Lessor") and AMERICAN GOLF CORPORATION, a California corporation (the "Lessee"), is hereby amended this ____ day of _____, 1992.

WITNESSETH:

WHEREAS, Lessor and Lessee entered into a Lease Agreement dated March 20, 1987, as approved by Ordinance No. 60284 (the "Lease Agreement"), whereby Lessor did lease, let and rent to Lessee certain premises (the "Leased Premises"), which said premises are described in Exhibit A of the Lease Agreement;

WHEREAS, the Lessor and Lessee are desirous of amending Exhibit A of the Lease Agreement in order to amend the description of the Leased Premises under the Lease Agreement; and

WHEREAS, the Lessor has adopted Ordinance No. _____, _____, 1992, authorizing the Amendment of the Lease Agreement as set forth herein.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree to amend the Lease Agreement as follows:

I. Exhibit A of the Lease Agreement is hereby amended by deleting the entire Exhibit A of the Lease Agreement and by substituting in its stead the following new Exhibit A:

EXHIBIT A

1. Golf Courses.

A tract of land in the northwestern portion of Forest Park containing the nine-hole Eisenhower Municipal Golf Course Area and the eighteen-hole Forest Park Municipal Golf Course Area, more fully described as follows:

Beginning at the intersection of the center-line of Des Peres Avenue, 60 feet wide, and the southern curb line of Grand Drive; thence, westwardly along southern curb line of Grand Drive and a distance of approximately 1210 feet to the point where the Forest Park Bicycle trail crosses Grand Drive; thence first westwardly and then southwardly along the southern and then eastern line of said bicycle trail being parallel first to the southern curb line of Grand Drive and then the eastern curb line of Lagoon Drive, a distance of approximately 690 feet to the point where said bicycle trail crosses Lagoon Drive; thence southwestwardly and perpendicular to Lagoon Drive a distance of approximately 45 feet to a point in southern line of said bicycle trail; thence northwestwardly and then southwardly along the southern and then eastern line of said bicycle trail and being parallel to and south of first the southern curb line of Lagoon Drive and then the southern curb line of Forsyth Drive and then eastern curb line of Skinker Boulevard, a total distance of approximately 3133 feet to a point, said point being 4" x 4" wooded painted white marker post south of the 12th hole starting tee and said point being a distance of approximately 176 feet south of the intersection of the eastern edge of bicycle trail and the center line Arundel Place extended eastward; thence along a line having a magnetic bearing of south 80 degrees 30 minutes east a distance of

approximately 85 feet to a point, said point begin Laclede Gas Company Marker Post; then north 87 degrees 30 minutes east a distance of approximately 364 feet to a point, said point begin Laclede Gas Co. Marker Post; thence north 86 degrees 00 minutes east a distance of approximately 254 feet to a point in the northern line of Forest Park Bicycle Trail, said point being a white 4" x 4" marker post; thence northeastwardly along the northern line of said bicycle trail a distance of approximately 165 feet to a point of intersection with the northern curb line of Valley Drive; thence northeastwardly along said northern curb line of Valley Drive a distance of approximately 940 feet to a point, said point being a white 4" x 4" marker post; thence north 36 degrees 00 minutes east a distance of approximately 601 feet to the point of intersection with the southwestern curb line of Fine Arts Drive, said intersection having a white 4" x 4" marker post; thence northwestwardly and northwardly along said curb line of Fine Arts Drive a distance of approximately 755 feet to a point, said point being a white 4" x 4" marker post; thence south 72 degrees 00 minutes east a distance of approximately 282 feet to a point, said point being a white 4" x 4" marker post; thence south 28 degrees 00 minutes west a distance of 15 feet to a point, said point being a white 4" x 4" marker post; thence south 62 degrees 00 minutes east a distance of approximately 128 feet to a point, said point being a white 4" x 4" marker post; thence south 20 degrees 00 minutes east a distance of approximately 215 feet to a point, said point being a white 4" x 4" marker post; thence southeastwardly along a curve to the left having a radius of approximately 11,875 feet and an arc distance of approximately 966 feet and having a chord bearing of south 52 degrees 45 minutes east and a chord distance of approximately 928 feet to a point, said point being a white 4" x 4" marker post; thence north 69 degrees 00 minutes east a distance of approximately 852 feet to a point, said point being a white 4" x 4" marker post; thence south 72 degrees 30 minutes east a distance of approximately 97 feet to a point, said point being a white 4" x 4" marker post; thence south 50 degrees 30 minutes east a distance of approximately 164 feet to a point, said point being a white 4" x 4" marker post; thence north 25 degrees 15 minutes east a distance of approximately 194 feet to a point, said point being a white 4" x 4" marker post; thence north 51 degrees 00 minutes east a distance of approximately 191 feet to a point, said point being a white 4" x 4" marker post; thence north 68 degrees 00 minutes east a distance of 807 feet to a point, said point being a cut cross on the western curb of Washington Drive; thence north 33 degrees 00 minutes east a distance of approximately 45 feet to a point, said point being a cut cross on the western curb Washington drive at southern end of the bridge; thence north 29 degrees 30 minutes west a distance of approximately 157 feet to a point, said point being a white 4" x 4" marker post; thence north 21 degrees 15 minutes west a distance of approximately 260 feet to a point, said point

being a cut cross on the southern curb of Lagoon Drive and southwestern corner of the bridge; thence north 8 degrees 15 minutes west a distance of approximately 38 feet across Lagoon Drive to a point, said point being a cut cross on the northern curb of Lagoon Drive and northwestern corner of the bridge; thence northeastwardly along western curb, curving to the left, of Lagoon Drive and then northwestwardly along the western curb line, curving to the west, of Grand Drive and then westwardly along the southern curb of a reverse curve on Grand Drive a total distance of approximately 4023 feet to the point of beginning at the intersection of the curb line of Grand Drive and southern extension of center line of Des Peres Avenue, 60 feet wide and excluding Lagoon Drive and Fine Arts Drive.

EXCEPTING THEREFROM THE FOLLOWING PROPERTY, AS SET FORTH HEREINAFTER AS TRACT A, TRACT B, AND TRACT C:

Tract A

A tract of land in Forest Park in Section 13, Township 45 North - Range 6 East, City of St. Louis, Missouri, and being more particularly described as:

Beginning at a point reached by the following courses and distances:

Beginning at the Southeast corner of Lot 33 of "Catlin Tract", a City of St. Louis subdivision in City Block 5539-E; said point being also a point in the North line of Lindell Boulevard, 50 feet wide; thence South 40 degrees 22 minutes 21 seconds West 2922.34 feet to a point; thence North 47 degrees 58 minutes 00 seconds West 201.80 to a point; thence North 25 degrees 31 minutes 20 seconds West 124.49 feet to a point; thence North 03 degrees 16 minutes 40 seconds West 161.54 feet to a point; thence North 21 degrees 28 minutes 08 seconds East 204.09 feet to a point; thence North 63 degrees 22 minutes 12 seconds West 163.66 feet to a point; thence South 71 degrees 04 minutes 20 seconds West 89.66 feet to a point; thence South 23 degrees 35 minutes 36 seconds West 287.54 feet to a point and South 43 degrees 32 minutes 28 seconds West 73.48 feet to the actual point of beginning; thence along a curve to the left whose radius point bears North 57 degrees 07 minutes 32 seconds East 451.50 feet from the last mentioned point, a distance of 116.54 feet to a point; thence South 41 degrees 41 minutes 18 seconds West 600.92 feet to a point; thence South 83 degrees 10 minutes 40 seconds West 171.69 feet to a point; thence North 35 degrees 37 minutes 59 seconds East 5.75 feet to a point; thence North 58 degrees 06 minutes 29 seconds East 355.47 feet to a point; thence North 39 degrees 38 minutes 41 seconds East 194.36 feet to a point; thence North 13 degrees 25 minutes 05 seconds East 200.96 feet to a

point; thence North 43 degrees 32 minutes 28 seconds East 27.88 feet to the actual point of beginning and containing 0.750 acres according to calculations by Volz Engineering and Surveying, Inc., on December 17, 1991.

Tract B

A tract of land in Forest Park in Section 13, Township 45 North - Range 6 East, City of St. Louis, Missouri, and being more particularly described as:

Beginning at a point reached by the following courses and distances:

Beginning at the Southeast corner of Lot 33 of "Catlin Tract", a City of St. Louis subdivision in City Block 5539-E; said point being also a point in the North line of Lindell Boulevard, 50 feet wide; thence South 40 degrees 22 minutes 21 seconds West 2922.34 feet to a point; thence North 47 degrees 58 minutes 00 seconds West 201.80 to a point; thence North 25 degrees 31 minutes 20 seconds West; 124.49 feet to a point; thence North 03 degrees 16 minutes 40 seconds West 161.54 feet to a point; thence North 21 degrees 28 minutes 08 seconds East 128.85 feet to the actual point of beginning; thence North 11 degrees 32 minutes 52 seconds West 95.33 feet to a point; thence South 63 degrees 22 minutes 12 seconds East 52.15 feet to a point; thence South 21 degrees 28 minutes 08 seconds West 75.24 feet to the actual point of beginning and containing 0.045 acres according to calculations by Volz Engineering and Surveying, Inc., on December 17, 1991.

Tract C

A tract of land in Forest Park in Section 13, Township 45 North - Range 6 East, City of St. Louis, Missouri, and being more particularly described as:

Beginning at a point reached by the following courses and distances:

Beginning at the Southeast corner of Lot 33 of "Catlin Tract", a City of St. Louis subdivision in City Block 5539-E; said point being also a point in the North line of Lindell Boulevard, 50 feet wide; thence South 40 degrees 22 minutes 21 seconds West 2922.34 feet to the actual point of beginning; thence South 47 degrees 58 minutes 00 seconds East 166.20 feet to a point; thence South 63 degrees 39 minutes 25 seconds East 150.21 feet to a point; thence North 89 degrees 23 minutes 07 seconds East 172.00 feet to a point; thence North 58 degrees 16 minutes 11 seconds East 83.12 feet to the actual point of beginning; thence North 58 degrees 16 minutes 11 seconds East 116.88 feet to a point; thence South 34 degrees 40 minutes 59 seconds East 130.88 feet to a

point; thence North 43 degrees 16 minutes 52 seconds East 29.07 feet to a point; thence North 65 degrees 23 minutes 09 seconds West 96.44 feet to a point; thence South 77 degrees 06 minutes 22 seconds West 68.00 feet to the actual point of beginning and containing 0.098 acres according to calculations by Volz Engineering and Surveying, Inc., on December 17, 1991.

2. Lindell Pavilion. That certain building in Forest Park commonly known as the Lindell Pavilion, located south and east of the Jefferson memorial, the sidewalk entrances thereto.

II. Except as amended hereby, the Lease Agreement and all of the terms, covenants, and conditions thereof shall remain in full force and effect.

IN WITNESS WHEREOF, the Amendment of Lease Agreement is executed the day and year first above written.

AMERICAN GOLF CORPORATION

By: _____
President

Attest:

Secretary

THE CITY OF ST. LOUIS

Vincent C. Schoemehl, Jr.
Mayor

Virvus Jones, Comptroller

APPROVED AS TO FORM ONLY:

City Counselor

Attest:

City Register

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
06/07/92	06/07/92	STR		
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
06/21/92		03/31/92	03/31/92	04/03/92
ORDINANCE	VETOED		VETO OVR	
62618				